138.0	0007	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,440,700 / 1,440,700
					USE VALUE:	1,440,700 / 1,440,700
					ASSESSED:	1,440,700 / 1,440,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAATZ RICHARD D
Owner 2:	FUJIWARA MITSUKO
Owner 3:	
Street 1:	8 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAHABEDIAN BENJAMIN T -
Owner 2:	MCCUSKER PAULA M -
Street 1:	8 STONY BROOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,151 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 2001, having primarily Clapboard Exterior and 4479 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12151.000	726,800	7,800	706,100	1,440,700
Total Card	0.279	726,800	7,800	706,100	1,440,700
Total Parcel	0.279	726,800	7,800	706,100	1,440,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.66 | /Parcel: 321.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88915
GIS Ref:
GIS Ref:
Insp Date: 11/13/17

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	726,800	7800	12,151.	706,100	1,440,700	1,440,700	Year End Roll	12/18/2019
2019	101	FV	579,200	8200	12,151.	745,300	1,332,700	1,332,700	Year End Roll	1/3/2019
2018	101	FV	577,700	8200	12,151.	549,200	1,135,100	1,135,100	Year End Roll	12/20/2017
2017	101	FV	577,700	8200	12,151.	525,600	1,111,500	1,111,500	Year End Roll	1/3/2017
2016	101	FV	577,700	8200	12,151.	486,400	1,072,300	1,072,300	Year End	1/4/2016
2015	101	FV	575,600	8500	12,151.	408,000	992,100	992,100	Year End Roll	12/11/2014
2014	101	FV	575,600	8500	12,151.	398,500	982,600	982,600	Year End Roll	12/16/2013
2013	101	FV	575,600	8500	12,151.	379,700	963,800	963,800		12/13/2012

!10713!

PRINT

Date	Time
12/11/20	00:59:37

LAST REV

Date	Time
01/23/18	11:13:30

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAHABEDIAN BENJ	55881-189		11/22/2010		935,000	No	No		
NAHABEDIAN BENJ	50280-483		10/29/2007	Family	99	No	No		
NAHABEDIAN BENJ	43202-453		7/1/2004	Family	10	No	No		
NAHABEDIAN TORO	27303-441		5/19/1997		300,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2000	893	Addition	275,000	C				FAMILY ROOM ADDITI

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2017	Meas/Inspect	336	PATRIOT
3/21/2009	Meas/Inspect	336	PATRIOT
2/17/2009	Measured	372	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/1/1999	Inspected	263	PATRIOT
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12151		Sq. Ft.	Site		0	90.	0.65	10									706,076						706,100	

Total AC/HA:	0.27895	Total SF/SM:	12151	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	706,076	Spl Credit		Total:	706,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2001	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	3M - Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.97110093
Const Adj.:	0.99493223
Adj $ / SQ:	91.787
Other Features:	159770
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738612
Depreciation:	11818
Depreciated Total:	726794

COMMENTS

PDAS. 20F=BMT SINK & 4 FIXTURES IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

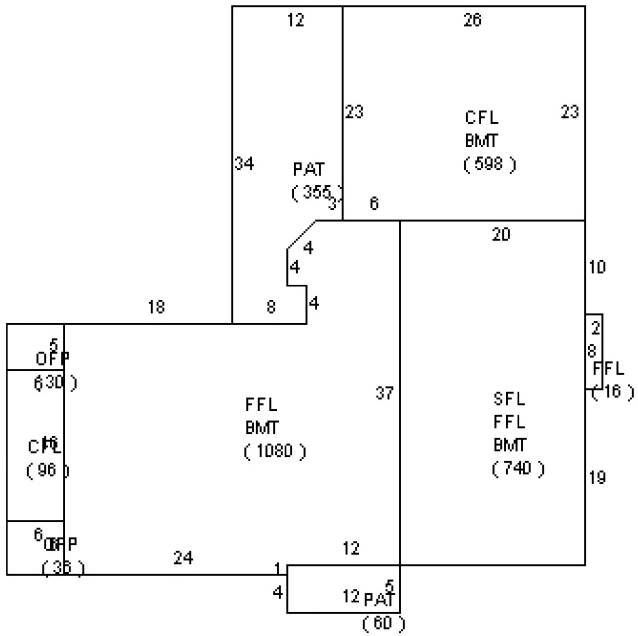
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	122.08
Special Features:	0	Val/Su Net:	117.81
Final Total:	726800	Val/Su SzAd	222.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,418	36.490	88,222
FFL	First Floor	1,836	91.790	168,521
SFL	Second Floor	740	91.790	67,922
CFL	Cathflr	694	96.380	66,885
PAT	Patio	415	3.140	1,302
OFP	Open Porch	66	41.290	2,725

Net Sketched Area:	6,169	Total:	395,577
Size Ad	3270	Gross Are	6169	FinArea	4479
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
12	Pool-Gunite	D	Y	1	16X36	A	AV	1970	22.24	T	39.2	101			7,800			7,800

More:	N	Total Yard Items:	7,800	Total Special Featues:		Total:	7,800